



**GOVERNMENT OF SIKKIM
TOURISM & CIVIL AVIATION DEPARTMENT**

**EXPRESSION OF INTEREST
FOR**

DESIGN, BUILT & TRANSFER

OF

- 1. Construction of Asta-Chirinjivi Pilgrimage Tourist Centre with 54 feet high Statue of Lord Hanuman at Namthang, South Sikkim**
 - 2. Establishment of Park and Garden with the Statue of Unity at Pangthang in East Sikkim**
 - 3. Construction of 54 feet high Statue of Lord Parshuram at Samdong, Tumin in East Sikkim**
 - 4. Construction of Pilgrimage Tourist Centre, Kali Mandir with 54 feet high Statue of Nisani Kali Devi at Budang Gadi, Central Pendum, East Sikkim**
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CONTENTS

| Sl. no. | Section | Sub-section | Particulars | Page No. |
|---------|---------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1 | 1.0 | | Expression of Interest | 3 |
| 2 | 2.0 | | Name of the projects | 3 |
| 3 | 3.0 | | Eligibility Criteria | 3 |
| 4 | 4.0 | | Additional mandatory requirements | 4 |
| 5 | 5.0 | | Submission of Expression of Interest | 5 |
| 6 | 6.0 | | Bid System, Qualification and Selection | |
| 7 | | 6.1 | Pre-qualification | 5 |
| 8 | | 6.2 | Technical Bid (Competitive Presentation of Concept Design) | 6 |
| 9 | | 6.3 | Financial Bid | 7 |
| 10 | | 6.4 | Selection | 7 |
| 11 | 7.0 | | Tender Form and Bid Security | |
| 12 | | 7.1 | Cost of Tender Form | 8 |
| 13 | | 7.2 | Bid Security | 8 |
| 14 | 8.0 | | Project Overview | |
| 15 | | 8.1 | Background and purpose | 8 |
| 16 | | 8.2 | Construction of Asta-Chirinjivi Pilgrimage Tourist Centre with 54 feet high Statue of Lord Hanuman at Namthang, South Sikkim | 9 |
| 17 | | 8.3 | Establishment of Park and Garden with the Statue of Unity at Pangthang in East Sikkim | 14 |
| 18 | | 8.4 | Construction of 54 feet high Statue of Lord Parshuram at Samdong, Tumin in East Sikkim | 17 |
| 19 | | 8.5 | Construction of Pilgrimage Tourist Centre, Kali Mandir with 54 feet high Statue of Nisani Kali Devi at Budang Gadi, Central Pendam, East Sikkim | 19 |
| 20 | 9.0 | | General Condition of DBT Contract | 24 |
| 21 | 10.0 | | Schedule of time | 26 |

1.0 EXPRESSION OF INTEREST

On behalf of the Governor of Sikkim, the Tourism & Civil Aviation Department, Government of Sikkim invites the Expression of Interest (EOI) for “Design, Fabrication, Construction and Installation of following religious/ statue projects indicated at section 2.0 below on a Design, Built and Transfer (DBT) basis from the registered Contractors (Civil) enlisted with Sikkim Public Works Department (SPWD) and having experience and expertise in construction of Temples, Statues and religious structures. The interested contractors shall submit their Expression of Interest to the Principal Chief Engineer, Tourism & Civil Aviation department, Metro Point, Lower Tadong, East Sikkim on or before 27th May, 2017 along with the requisite documents to fulfill the pre-qualification as per the Eligibility Criteria indicated at section 3.0 below.

The detail in respect of each project overview, bidding process, guidelines and other conditions are briefed hereunder in respective sections.

2.0 Name of the projects:-

- i. Construction of Asta-Chirinjivi Pilgrimage Tourist Centre with 54 feet high Statue of Lord Hanuman at Namthang, South Sikkim
- ii. Establishment of Park and Garden with the Statue of Unity at Pangthang in East Sikkim
- iii. Construction of 54 feet high Statue of Lord Parshuram at Samdong, Tumin in East Sikkim
- iv. Construction of Pilgrimage Tourist Centre, Kali Mandir with 54 feet high Statue of Nisani Kali Devi at Budang Gadi, Central Pendam, East Sikkim

3.0 Eligibility Criteria:-

The Eligibility Criteria to be fulfilled by the intending bidders for pre-qualification are as under:-

- i. The intending bidder shall be enlisted/ registered with the Sikkim Public Works Department (SPWD), Government of Sikkim. The attested copy of the validated registration/ enlistment of the intending bidder shall be attached with Expression of Interest.

- ii. The intending bidder shall have adequate experience in construction of Temple, Statues or religious structures with a proven track record of having successfully executed at least one similar nature of project of net worth not less than Rs. 10.00 crore in a single work order/job order or at least Rs. 15.00 crore in two order/job orders in the last 10 years. The completion certificate of the client/client department issued in the name of the bidder for having successfully completed the similar work indicating project cost, location, name/type of the project or any other relevant information about the project shall be attached with the Expression of Interest.
- iii. The Annual Turnover of the intending bidder shall not be less than Rs 4.00 crore per annum in the past three years or not less than Rs 6.00 crore cumulative in the past two years. The certified copy of the balance sheet of the last three years duly vetted by the registered Chartered Accountant shall be attached with the Expression of Interest.
- iv. The intending bidder shall have adequate tools, plants, machinery, equipments and skilled artisans, craftsmen for such work to explicitly display the bidder's capacity to execute the similar project. List of the same shall be submitted in self certified sheets separately for manpower and equipments.
- v. The intending bidder shall submit a latest Solvency Certificate from the State Bank of Sikkim or of any other Nationalized Banks operating in Sikkim issued not earlier than 10th May, 2017 for a minimum amount of Rs 2.00 crore for each project with the Expression of Interest.

4.0 Additional mandatory requirements:-

The bidders shall submit the attested photo copies of the following documents along with the other supporting documents to fulfill the prequalification as per the eligibility criteria under section 3.0.

- i. Latest Value Added Tax Clearance Certificate
- ii. Latest Income Tax Clearance Certificate as per the Indian Income Tax Act (as may be applicable)
- iii. Profit/Loss account statement as on 31st March of the previous financial year
- iv. Latest Service Tax Registration Certificate

- v. The bidder shall provide the valid postal address, mobile number and email address along with the Expression of Interest

5.0 Submission of Expression of Interest:-

The Expression of Interest shall be submitted in writing in a wax sealed envelope along with all the relevant documents mentioned at Eligibility criteria under section 3.0 and Additional mandatory requirements as per section 4.0 and sent at the following address or personally delivered to:-

The Principal Chief Engineer,
Tourism & Civil Aviation department,
Government of Sikkim,
Near Metro Point, Tadong, East Sikkim
Pin: 737102

Note: The sealed envelope shall be inscribed with “EXPRESSION OF INTEREST FOR (NAME OF THE PROJECT) on the top of the envelope, detail of the addressee at the left top corner and the name and detail address of the bidder at the bottom right corner of the Envelope. The submission at this stage shall only include the related documents to fulfill the prequalification requirements as per Eligibility Criteria and additional mandatory requirements as per sections 3.0 and 4.0 respectively. The bidder shall not submit Financial Bid, Bid Security or Cost of Tender Form at this stage, which shall be applicable only after the prequalification evaluation. The time schedule for each submissions and the participation in the bidding process is given at section 10.0 Schedule of Time.

6.0 Bid System, Qualification and Selection:-

This is a three Bid System involving i) Pre-qualification ii) Technical Bid (Competitive Presentation of Concept Design) and iii) Financial Bid. The bid evaluation process and qualification of the bidders shall be as under:-

- 6.1 **Pre-qualification:** This is the first bid evaluation process, wherein the pre-qualification of the bidders will be assessed as per the requirements outlined in the Eligibility Criteria and Additional mandatory requirements at section 3.0 and section 4.0 respectively. The documents submitted by the bidder in support of these prequalification requirements will be examined and assessed by the bid evaluation committee in presence of the bidders who wish to be present. Only

the bidders those qualified in the pre-qualification shall be invited to participate in the rests two bids i.e Technical Bid (Presentation of the Concept Design) and Financial Bid. The bidders those not meeting the pre-qualification requirements as per section 3.0 and section 4.0 would be disqualified and shall not take part in further bids. Such disqualified bidders would be intimated with a copy of Pre-qualification bid evaluated sheet.

The bidders those qualified in the Pre-qualification shall purchase the Tender Form and also submit the Bid Security as per section 7.0 on the date and time mentioned in the Schedule of time at section 9.0. The qualified bidders in the prequalification shall not be allowed to participate in the Technical Bid and Financial Bid unless the Tender Form is procured and Bid Security deposited.

6.2 Technical Bid (Competitive Presentation of Concept Design): The Presentation of the Concept Design shall necessarily include a Power Point Presentation by the bidder or his professional/technical representatives to be made before the technical committee comprising of the panel of judges at the Conference Hall, Tourism & Civil Aviation department, near Metro Point, Lower Tadong, East Sikkim on the date given hereunder. The presentation shall be in line with the “Project Overview” at section 8.0 and shall include detail project components and scopes outlined therein. An architectural walk-through film/animation or any innovative visuals to make the presentation more descriptive would be preferred. The presentation shall deliberate upon each descriptive of the project feature including their advantage over other alternatives. The design concept shall have a holistic approach and shall be workable and translatable on the ground. The Technical Bid (Competitive Presentation of Concept Design) forms the basis for computing the Financial Bid. The bidder shall also be prepared to make further presentations if deemed necessary by the technical committee with modification, alteration or to bring any innovation in the design concept. Maximum time to be allotted for each presentation shall be 1½ (one and a half) hours, which may be extended at the discretion of the technical committee on the spot. The decision of the technical committee and the score allotted in the presentation shall be final and binding. The bidder shall also make avail the hard and soft copies of all the presentation to the technical committee.

6.3 Financial Bid: This is a turnkey project to be executed on Design, Built and Transfer (DBT) basis. However, the bidder shall give cost break-ups for each component of the work as per the scope of work presented in the technical bid. The total bid price (offer) under DBT shall be clearly indicated in figures and words in the Tender Form issued by the department, whereas the component wise cost break-up for each scope of work shall be attached in a self designed format (additional sheets) specifying clearly the area/quantity, rate and amount. The cost of civil works including quarters, residential huts, interpretation halls, landscaping, parking spaces etc may be analyzed on plinth area rate, whereas the cost of sculptures may be worked out based on rate of material, wages on craftsmanship and labour components etc. The Financial Bid may also incorporate the analysis of rates of any specific items or activities and justification for the same wherever deemed necessary. The schedule of payments and term & conditions shall be explicitly indicated in the Financial Bid. However, such schedules and terms & conditions shall be in line with the standard practice under DBT Contract/ Turnkey Contract. Care should be taken not to include such stringent conditions that are no likely to be accepted. Any changes or modification in the schedule of payments or the terms and conditions as may deem necessary by the client department prior to drawal of final agreement shall be agreeable to the bidder. The Financial Bid containing the completed Tender Form along with the other attachments indicated above shall be submitted in a wax sealed envelope on the date and time given in the time schedule. The Financial Bid will be opened by the Bid evaluation committee after the Technical Bid (Competitive Presentation of Concept Design) on the date mentioned herein.

6.4 Selection: The Technical Bid (Competitive Presentation of the Concept Design) and Financial Bid shall be evaluated through allotment of marks with total marks of 100 at the ratio of 60:40 respectively (60% for Technical Bid and 40% for Financial Bid). The Financial Bid submitted by the bidder shall be opened only after the evaluation of Concept presentation (Technical Bid). The selected bidder/bidders may be required to make further presentations with possible changes on technical parameters and according modify the Financial Bid in commensurate with the changes in the Technical Bid as per the discretion of the Bid Evaluation Committee. If the two or more bidders stand equally in the Technical and Financial Bids, decision and judgment of the Bid

Evaluation Committee shall be final and binding. The Bid Evaluation Committee may select or reject any or all the bids without assigning any reason thereof.

7.0 Tender Form and Bid Security:-

The purchase of the Tender Form and submission of Bid Security shall be applicable only for those bidders who have met all the pre-qualification requirements as per the Eligibility Criteria and are declared qualified for participation in the Technical Bid and Financial Bid. These deposits include the following:-

- 7.1 **Cost of Tender Form:** The intending bidder those qualified in the pre-qualification may purchase the prescribed non transferable Tender Form from the Senior Accounts Officer, Tourism & Civil Aviation department at the date and time mentioned in the Schedule of Time under section 10.0. The bidders shall produce Bank Receipt (BR) or Challan of Rs. 1.00 lakh per project towards the cost of tender form (non-refundable) deposited under receipt head “1452-Tourism-800-Other Receipts-Cost of Tender Form” for purchase of Tender Form, where the bidders are to quote the offer cost of the DBT contract.
- 7.2 **Bid Security:** The intending bidder who has been declared qualified in the pre-qualification shall submit a Bid Security of Rs. 50.00 lakh per project in the form of TDR/FDR of the State Bank of Sikkim or FDR (Fixed Deposit Receipt) of any Nationalized Bank operating in Sikkim in favor of the Sr. Accounts Officer, Tourism & Civil Aviation department, Government of Sikkim.

8.0 Project Overview:-

8.1 Background and purpose

There is strong commitment of the State Government to transform Sikkim into a leading Tourist Destination for quality natural, cultural and spiritual experience in a safe, honorable and sustainable manner. With the growing demands for qualitative tourism products, the State is consistently making efforts to put in place the world-class and landmark tourism products that would be a unique brand of Sikkim. In this vision and mission, one of the top priorities of the State Government is to expand the nexus of holy sites to promote Sikkim as one of the topmost centre for spiritual understandings and experience. The religious landmarks already

developed in Sikkim includes highest Statue of Guru Padmashambava at Samdruptse, Char-Dhaam at Solophok, Buddha Park at Ravangla, Sai Mandir at Assangthang, Lord Shiva Temple at Legship, upcoming statue of Lord Chenrezig at Sangacholing (Pelling) etc. The holy shrines and places of worship form major attractions in India especially inspiring a large section of domestic visitors as the religious mythology here is associated with eternal faith and spiritual lifestyles of the people. Visiting such sites is considered a most benign way to attain *Moksha* (transcendent state that could be attained as a result of being released from the cycle of rebirth). In the context of Sikkim, Mt. Kanchendzonga is regarded as the mountain deity. There are countless folklore and legends portraying Sikkim as *Dev-Bhoomi* (abode of gods) which manifests the presence of Gods and Goddess in its magnificent mountain ridges and valleys. In view to harness the enormous pilgrimage potential of the Sikkim, the State Government has proposed to develop three landmark religious venues to elevate USP of Sikkim as a premier pilgrimage destination through the current programme. The proposed 3 (three) pilgrimage spots and one Statue of Unity for which the Expression of Interest being invited is expected to have landmark design features portraying architectural masterpiece. The brief description of each of the projects and scope of the work is depicted hereunder:-

8.2 Construction of Asta-Chirinjivi Pilgrimage Tourist Centre with 54 feet high Statue of Lord Hanuman at Namthang, South Sikkim

The project involves construction of religious complex of Asta-Chirinjivi (eight immortals) with 54 feet high statue of **Lord Hanuman** at the centre stage. The project has been proposed at Negi, Namthang in South Sikkim. This is one of the mission mode projects aimed to elevate the faith-based tourism importance of Sikkim, enhance the pilgrimage tourism scenario in the State and also motivate the society towards spiritual philosophy of Hinduism. The main project feature would be the iconic 54 feet high metal statue of lord Hanuman at the Centre stage with several miniature sculptures depicting incredible strength, extreme devotion and supreme services of Lord Hanuman. The complex shall also have impressive metal sculptures of other Sapta Chiranjivee (seven immortals) with size about one fourth the height of the statue of Lord Hanuman to be placed in a proper and auspicious sequence as may be recommended by the religious visionary. The project basically aims to portray the sculptural narrative of the divine powers of Lord Hanuman as

well as other Sapta Chiranjivee in their vital mudras (postures) as described in various holy books and murals of Hinduism especially the Ramayana. The names of the Asta-Chirinjivi (eight immortals) as per Hindu Mythology includes 1. Lord Hanuman, 2. Parshuram, 3. Bali Chakravarthi, 4. Kripacharya, 5. Ashwasthama, 6. Vibhishana, 7. Vyasa and 8. Markandeya.

An area of about 7.0 Acres has been earmarked for the project, but meanwhile the scope of activities under the current project would be within 5.0 Acres of land and the remaining area would be left for future development. The earmarked land for the project is relatively flat and connected with existing district road. The complex outside the core stature area is proposed to be developed in a concept of Garden Square with adequate landscaped area, public space, sit outs, spacious walkways, cottages for the *Pujari* (pundit), interpretation hall etc all to be designed in an eco-friendly manner with proper zoning to ensure optimum utility of available space. The architecture of various project features shall also consider the depiction of religious elements and artifacts. Any innovative value additions in the design concept in making the project more creative, distinctive and attractive may be incorporated.

Scope of works:-

The overall features of work recommended to be incorporated in the design for inclusion in the DBT contract shall be as under:-

i) The Statue of Lord Hanuman and other Sapta-Chirinjivi:

The proposed 54 feet high metal Statue of Lord Hanuman shall be in standing posture as in figure 1 or any similar prominent standing posture. This height of 54 feet shall be exclusive of pedestal height in case the pedestal is proposed in the design. The choice of the metal or use of specific metal coat to give special effects considering the advantages over other alternatives in view of its longevity, maintenance, aesthetics, cost reasonability or for any other factors is the subject of Technical Bid which shall be deliberated during the technical presentation. Similarly, construction process or casting of the Statue, fabrication process, structural framework, foundation work, pedestal details, decorative elements etc and their design advantages over the other alternatives is also the subject of Technical Bid to be deliberated during the

presentation. Other embossed art form or sculpture form of Lord Hanuman of sizes equal to life size (approx. 6 feet) depicting various act of bravery, devotion and sacrifice of Lord Hanuman are also expected to be at the display within the proposed Pilgrimage Centre.

The height of the statues of other Sapta-Chirinjivis shall be more or less one fourth the height of the Statue of Lord Hanuman. However, this height may vary with the choice of the posture of each *Chirinjivis* considered as colossus great personality in Hindu mythology. The postures of the Sapta-Chirinjivis may be decided in consultation with the religious visionary so as to have impressive and auspicious theme of the project. The sequence of their placements within the Pilgrimage Centre may also be decided considering the auspicious positioning. The rests of the parameters including the choice of metal and other technical elements are subject of Technical Bid as outlined for Statue of Lord Hanuman.

- ii) Exhibition Hall and Prayer Hall with size ranging from 2000 to 3000 sft each (or as per the space available) may be provided preferably under the pedestal. The waiting lounge, special lounge, office spaces, storage etc of appropriate sizes may also be provided under the pedestal. These facilities may however be provided in multipurpose hall to be designed separately in case pedestal is not included in the statue design.
- iii) Hawan Kund of appropriate size and design,
- iv) Multipurpose Hall (3000 to 3500 sft)
- v) 2BHK Pujari residential quarters (800 to 1000 sft per unit) - 4 units,
- vi) Premium category 4BHK Guest House (2500 to 3000 sft) - one unit,
- vii) VIP Guest House (2BHK-Suite) (2500 to 3000 sft) – one unit
- viii) 50 bedded Yatri Niwas preferably in duplex,
- ix) Staff quarters (Grade C) – 2 units
- x) Staff quarters (Grade D) – 4 units
- xi) Dormitory (25-30 bed capacity) – 1 unit
- xii) Manager's Office (800 to 1000 sft),
- xiii) Manager's quarters (Grade B),
- xiv) Single unit meditation huts (250 to 300 sft) – 4 huts
- xv) Food-court/cafeteria and Souvenir Shop (2000 to 2500 sft) – 2 units,
- xvi) Gazeboes (12 to 15 seating capacity) – 5 nos.,

- xvii) Children Play Zone with children play equipments,
- xviii) Water bodies with sprinkle fountain and foam bubblers,
- xix) Stone Paved Areas/ Public Space (4000 to 5000 sft),
- xx) Hard landscaping (Turf grass landscaped garden) with stone pitched planters blocks, pergolas and shelters,
- xxi) Soft landscaping and nature landscaping (as may be required by design),
- xxii) Amphitheatre with seating capacity 150 to 200 persons,
- xxiii) Approach road (if needed),
- xxiv) Stone pitched foot trails/ bound aggregate paths/ cycling trail (with required widths and lengths),
- xxv) Installation of water/weather proof garden benches - 100 nos,
- xxvi) Car-park with Paver blocks to accommodate minimum 150 cars (MTV) and 6 shuttle buses,
- xxvii) Public conveniences/wash rooms (separately for men & women),
- xxviii) Water supply and storage facilities,
- xxix) Electrical control room, Transformer station, standby generator, etc.,
- xxx) Compound illumination system, garden lights, architectural LED lighting for statues etc,
- xxxi) Model making and display,
- xxxii) Compound fencing,
- xxxiii) Cafeteria, rest rooms and public convenience outside the gate or near parking,
- xxxiv) Entrance Gate and ticketing counter,
- xxxv) Any other components to make the project a State of Art product.

Note:

1. The architecture shall consider the auspicious positioning and zoning of the facilities as per *Vastu*. It shall also consider the fusion of religious aesthetics and eco-friendly/green building concept,
2. Palmex Thatch Roofing /decra heritage shingles shall be preferred in quarters/ buildings over other conventional roofing,
3. The visible use of the cement concrete shall be discouraged or shall be camouflaged to give eco-friendly facade.



Figure 1

8.3 Establishment of Park and Garden with the Statue of Unity at Pangthang in East Sikkim

The project involves construction of 30 feet high Statues of Unity of the four communities of Sikkim which shall include three ethnic communities and one Business community of Sikkim. Three statues shall portray the figure of three communities viz Lepcha, Bhutia and Nepali in their traditional attire and fourth statue shall represent the business community in the traditional outfit of Northern India (preferably Uttar Pradesh). The project has been proposed at Pangthang in East Sikkim. This is one of the mission mode projects aimed to portray the eternal bond, brotherhood and harmony that co-existed between these communities in Sikkim that has been sustained and perpetuated since ages. The unique example of shared traditions between various communities of Sikkim has been manifested in various folklores of Sikkim. The objective of the proposed Statue of Unity is to showcase and symbolize this unique social and cultural bond between different communities of Sikkim. This symbolic landmark besides motivating the interest of the tourists will also help in fostering the communal harmony and cross-cultural understanding which is diluting with time across the globe. The proposed Statue of Unity will also inspire the younger generation to cultivate and keep alive the generation old traditions of friendship, brotherhood and unity in the State.

The main project feature would be the iconic 30 feet high metal statue representing figures of four communities described above. However, the height or the choice of the statue materials may be decided or modified to bring about unique architectural masterpiece considering the overall theme of the project.

An area about 5.0 Acres has been earmarked at Pangthang for the project activities, wherein the major area other than the core Statue complex shall be developed as Parks and Garden. Hence, apart from the Statue manufacturing, there would be major assignments relating to landscape architecture for creating parks and garden. Any innovative value additions in the design concept in making the project more creative, distinctive and attractive may be incorporated.

Scope of works:-

The overall features of work recommended to be incorporated in the design for inclusion in the DBT contract shall be as under:-

i)The Statue of Unity:-

The proposed 30 feet high metal Statue of Unity (in standing postures) shall represent four communities of Sikkim viz Lepcha, Bhutia, Nepali and Business community. However, the height of the stature or the choice of the statue materials may be decided to bring about unique architectural masterpiece to make this complex a State of Art product.

This height of 30 feet shall be exclusive of pedestal height in case the pedestal is proposed in the design. The choice of the metal or use of specific metal coat to give special effects considering the advantages over other alternatives in view of its longevity, maintenance, aesthetics, cost reasonability or for any other factors is the subject of Technical Bid which shall be deliberated during the technical presentation. Similarly, construction process or casting of the Statue, fabrication process, structural framework, foundation work, pedestal details, decorative elements etc and their design advantages over the other alternatives is also the subject of Technical Bid to be deliberated during the presentation. The life size sculpture of other communities may also be kept at the display within the Cultural Centre within the proposed Statue of Unity Complex

- ii) Cultural Centre with size ranging from 5000 to 6000 sft (preferably in duplex).
- iii) The waiting lounge, special lounge, office spaces, storage etc of appropriate sizes may be provided under the pedestal if pedestal is in the design.
- iv) Premium category 4BHK Guest House (2500 to 3000 sft) - one unit,
- v) VIP Guest House (2BHK-Suite) (2500 to 3000 sft) – one unit
- vi) Staff quarters (Grade C) – 1 units
- vii) Staff quarters (Grade D) – 3 units
- viii) Dormitory (10 to 15 bed capacity) – 1 unit
- ix) Manager’s Office (800 to 1000 sft),
- x) Manager’s quarters (Grade B),
- xi) Food-court and Souvenir Shop (2000 to 2500 sft) – 1 unit,
- xii) Gazeboes (to to 12 seating capacity) – 4 nos.,
- xiii) Children Play Zone with children play equipments,

- xiv) Water bodies with sprinkle fountain and foam bubblers,
- xv) Stone Paved Areas/ Public Space,
- xvi) Hard landscaping (Turf grass landscaped garden) with stone pitched planters blocks, pergolas and shelters,
- xvii) Soft landscaping/ nature landscaping (as may be required by design),
- xviii) Amphitheatre with seating capacity 150 to 200 persons,
- xix) Approach road (if needed),
- xx) Stone pitched foot trails/ bound aggregate paths/ cycling trail (with required widths and lengths),
- xxi) Installation of water/weather proof garden benches - 50 nos,
- xxii) Car-park with Paver blocks to accommodate minimum 150 cars (MTV) and 6 shuttle buses,
- xxiii) Public conveniences/wash rooms (separately for men & women),
- xxiv) Water supply and storage facilities,
- xxv) Electrical control room, Transformer station, standby generator, etc.,
- xxvi) Compound illumination system, garden lights, architectural LED lighting for statues etc,
- xxvii) Model making and display,
- xxviii) Compound fencing,
- xxix) Cafeteria, rest rooms and public convenience outside the gate or near parking,
- xxx) Entrance Gate and ticketing counter,
- xxxi) Any other components to make the project a State of Art product.

Note:

1. The design shall consider the fusion of Statue architecture, eco-friendly and green building concept. There shall be optimum landscaping and greenery,
2. Palmex Thatch Roofing /decra heritage shingles shall be preferred in quarters/ buildings over other conventional roofing,
3. The visible use of the cement concrete shall be discouraged or shall be camouflaged to give eco-friendly facade.

8.4 Construction of 54 feet high Statue of Lord Parshuram at Samdong, Tumin in East Sikkim

The proposal envisages establishing a State of Art religious venue with a 54 feet high Statue of Lord Parshuram at the centre stage. This religious complex is proposed to be developed at Samdong, Tumin in East Sikkim. The Lord Parshuram who is regarded as 6th incarnation of Lord Vishnu in Hindu Mythology believed to have been a powerful ruler of 'Treta yug' despite being from a *Brahmin* race. This was very uncommon practice then since only the Kshatriya clan was supposed to be the ruler during 'Treta yug'. He was known for his strong powers, aggression and war against corrupt and evil kings. The current project aims to portray the narrative of the divine powers and aggression demonstrated by Lord Parsuram during his rule as described in Holy books including the Ramayana. This is one of the mission mode projects to promote pilgrimage tourism importance of Sikkim, provide a linkage with other tourist centres and spread awareness and religious understandings amongst the people at large. The selection of Mudra (posture) of Lord Parshuram shall be such that it is impressive, expressive and symbolic of typical aggression described in the Holy Book.

The religious complex shall be developed in around 5.0 Acres land earmarked at Samdong, Tumin in East Sikkim. The complex outside the core religious area shall be developed in a concept of Garden Square with adequate landscaped area, public space, sit outs, spacious walkways, cottages for the *Pujari* (pundit), interpretation hall etc all to be designed in an eco-friendly manner with proper zoning to ensure optimum utility of available space. The architecture of various project features shall also consider the depiction of religious elements and artifacts. Any innovative value additions in the design concept in making the project more creative, distinctive and attractive may be incorporated.

Scope of works:-

The overall features of work recommended to be incorporated in the design for inclusion in the DBT contract shall be as under:-

- i) The Statue of Lord Parshuram:

The proposed 54 feet high metal Statue of Lord Parshuram shall be in standing posture as in figure 2 (a, b) or any similar prominent standing posture. This height of 54 feet shall be exclusive of pedestal height in case the pedestal is proposed in the design. The choice of the metal or use of specific metal coat to give special effects considering the advantages over other alternatives in view of its longevity, maintenance, aesthetics, cost reasonability or for any other factors is the subject of Technical Bid which shall be deliberated during the technical presentation. Similarly, construction process or casting of the Statue, fabrication process, structural framework, foundation work, pedestal details, decorative elements etc and their design advantages over the other alternatives is also the subject of Technical Bid to be deliberated during the presentation. Other embossed art form or sculpture form of Lord Parshuram of sizes equal to life size (approx. 6 feet) depicting various act of bravery, aggression and act of wars with other kings are also expected to be at the display within the Pilgrimage Centre.

The other scope of work under this project would be same as clause 8.2 (Statue of Lord Hanuman) from serial no. ii to xxxv including the foot note.



Figure 2,a



Figure 2,b

8.5 Construction of Pilgrimage Tourist Centre, Kali Mandir with 54 feet high Statue of Nisani Kali Devi at Budang Gadi, Central Pendam, East Sikkim

The proposal to construct the Statue of **Kharga Nishani Kali** at Budang Gadi, Central Pendam in East Sikkim portraying Devi Nishani Kali placing her foot on the chest of Lord Shiva in supine posture. According to mythology, after the goddess Kali drinks the blood of most powerful demon Raktabeej in a battlefield, she was

uncontrollably furious and decides to destroy the world in her rage. In order to calm her down, Lord Shiva lied down on her path without her notice to let her step on him. After the Goddess Kali realized that she had stepped upon her Lord husband, her tongue stuck out in her amazement and regret. This was the act of Lord Shiva to save the world against fierce of goddess Kali. Therefore the most prominent posture of the goddess is with her foot placed on the chest of Lord Shiva while he was considered to be in supine state.

The goddess Nishani Kali is regarded as the warrior goddess who fights against the evil forces to protect the humanity but at the same time her anger would prove catastrophic for any region. A large section of the people those living in the Himalayan territory like Sikkim have deep faith on the divine powers of the goddess Kali and worship her to make her happy and for her blessings.

The proposed magnificent Statue of Kharga Nishani Kali will not only relish the religious faith of the people of Sikkim but will greatly help in elevating the faith-based tourism importance of Sikkim. This is one of the mission mode projects to enhance the pilgrimage tourism scenario in the State and also motivate the society towards spiritual philosophy of Hinduism. The Statue has been proposed on a commending location at the hill-top of Budang Gadi (Central Pendam) within a diverted forestland measuring 1.51 Acres.

Scope of works:-

The overall features of work recommended to be incorporated in the design for inclusion in the DBT contract shall be as under:-

- i) The Statue of Kharga Nishani Kali and supine Lord Shiva:

The total height of the statue would be 54 feet exclusive of the height of the pedestal. A basic example of the type of the posture of the statue is shown in figure 3.0. The materials proposed to be used for the construction of the statue may be either metal (or metal alloy) or RCC with water proof coating on the surface. A detail analysis of the choice of material with advantages and disadvantages over the other alternatives shall be worked out vis-à-vis the comparative costs. The technical justification of the selected option in term of its longevity, maintenance, aesthetics, cost reasonability, workmanship, completion time or for any other reasons shall be deliberated in the Technical Bid/presentation. The height and the design of the

Pedestal shall be such that it will not obstruct the view of the statue of Lord Shiva in supine state. At the same time it shall preferably have adequate space and height underneath to accommodate facilities like multipurpose hall, waiting lounge, office space, storage facility of appropriate sizes. The design concept in term of posture, figure, garlands, ornamental display and expression of the statue of Kharga Nishani Kali and the Lord Shiva in supine state shall be in line with the various researches conducted by the Culture & Heritage and Building & Housing departments, the copy of concept report is available with the Tourism & Civil Aviation department.

The complex outside the core pilgrimage area shall be developed in a concept of Garden Square with adequate landscaped area, public space, sit outs, spacious walkways, ritual corner temples, accommodation for *Pujari* (pundit) etc by proper utility of available space. Any innovative value additions in the design concept in making the project more creative, distinctive and attractive may be incorporated.

The construction process or casting of the Statue, fabrication process, structural framework, foundation work, pedestal details, decorative elements etc and their design advantages over the other alternatives is the subject of Technical Bid to be deliberated during the presentation. The miniature embossed art form or sculpture form of Nishani Kali Devi and Lord Shiva or any other god and goddess exhibiting similar theme as that of the main statue are also expected to be at the display within the Pilgrimage Centre in an appropriate religious sequence. The overall design of the Pilgrimage Centre shall be one of its kinds displaying architectural masterpiece to make the entire complex a State-of-the-Art product.

- ii) Huge entry court and sit out area,
- iii) Middle Ritual Temple (200 sft),
- iv) Corner temple shed at four corners of the pedestal (100 sft each),
- v) 2BHK Pujari residential quarters (800 to 1000 sft per unit) - 2 units,
- vi) Staff quarters (Grade C) – 2 units
- vii) Staff quarters (Grade D) – 2 units
- viii) Manager's quarters cum office (800 to 1000 sft),
- ix) Food-court/cafeteria and Souvenir Shop (2000 to 2500 sft) – 1 units,
- x) Gazeboes (10 to 12 seating capacity) – 5 nos.,
- xi) Water bodies with sprinkle fountain and foam bubblers,
- xii) Stone Paved Areas/ Public Space,

- xiii) Hard Landscaping (Turf grass landscaping) with planters blocks, pergolas and shelters,
- xiv) Approach road (if needed),
- xv) Stone pitched foot trails/ bound aggregate paths,
- xvi) Installation of water proof garden benches - 50 nos,
- xvii) Car-park with Paver blocks to accommodate minimum 100 vehicles (MTV),
- xviii) Public conveniences/wash rooms (separately for men & women),
- xix) Water supply and storage facilities,
- xx) Electrical control room, Transformer station, standby generator, etc.,
- xxi) Compound illumination system, garden lights, architectural LED lighting for statue etc,
- xxii) Model making and display,
- xxiii) Compound fencing,
- xxiv) Cafeteria, rest rooms and public convenience outside the gate or near parking,
- xxv) Entrance Gate and ticketing counter,
- xxvi) Any other components to make the project a State of Art product.

Note:

1. The architecture shall consider the auspicious positioning and zoning of the facilities as per *Vastu*. It shall also consider the fusion of religious aesthetics and eco-friendly/green building concept,
2. Palmex Thatch Roofing /decra heritage shingles shall be preferred in quarters/ buildings over other conventional roofing,
3. The visible use of the cement concrete shall be discouraged or shall be camouflaged to give eco-friendly facade.



Figure 3.0

9.0 GENERAL CONDITIONS

1. Tender is open only to the eligible bidders who fulfill the eligible criteria and within the jurisdiction of the State of Sikkim only.
2. Failure to provide essential information to justify the bidder's requirements or untimely supply of information may result in disqualification of the applicant.
3. Each bidder shall submit only one bid per project.
4. The bidder those qualified in the prequalification shall only be allowed to take part in the Technical and Financial Bid. The qualified bidders shall be issued with the Tender Form at the date and time mentioned in the Schedule of Time at Section 9.0 after the cost of the tender form is remitted and Bid Security deposited. Therefore, the bidders are expected to examine carefully all instructions, conditions, technical guidelines provided in the Invitation of Expression of Interest. Failure to comply with the requirements sought therein shall be at the bidder's own risk. The bids which are not substantially responsive to the requirements of the Invitation of Expression of Interest shall be rejected.
5. Before the deadline for submission of bids, the Employer may modify the EOI conditions or scope of work by issuing corrigendum online in the same official website where EOI have been published.
6. Any corrigendum thus issued online shall be part of the terms of the DBT contract.
7. The offer shall remain valid for a period of 90 days. The work should commence within 15 days from the signing of the DBT agreement.
8. Security deposit shall be collected by deducting 5% of the value of work bill or on the accepted terms of payment schedule from every running bills/payments of the contractor. This shall be refunded to the contractor after the defect liability period of 2 (two) years if no defects are found in the quality of the executed work.
9. The work value, scope and quantum of work are subject to change, the contractor shall execute the work as per the directives of the Employer. If the contractor is required to execute an additional quantum of work other than that entered in the DBT contract, the additional payment shall be made as per the latest SPWD Schedule of rates with suitable escalation as per standard cost escalation index.

10. The recoveries of Income Tax, Service Tax, Value Added Tax, CESS and Royalties on Forest Produces as applicable shall be as per rates notified by the Government from time to time and applicable on the date of payment.
11. In case the man powers employed by the contractor are from outside the State or neighboring countries, it shall be the responsibility of the bidder to get them registered with the Labour Department, Government of Sikkim as per the relevant Labour Laws.
12. Damages to properties in and around the work site must be avoided at all cost. The contractor shall be held responsible for any acts of negligence and shall be made to make good the damages.
13. It is accepted that the bidder have inspected the site before submitting his/her bid. There may be possible site difficulties for which the bidder should have their own correct assessment before submitting the bid.
14. The bidder will have to pay all taxes and duties as applicable and notified by the State/Central Government and no claim shall be entertained in this regard whatsoever.
15. Disqualification: Even though the bidder meets the qualification criteria, he/she is subject to be disqualified if they have made misleading or false representation in the form, statements and attachments or records of proof performances.
16. The department reserves the right to:
 - a) Amend the scope and value of any contract amount,
 - b) Reject or accept any bids,
 - c) Cancel the bidding process and reject all the EOI.
17. The contractor should submit a work plan to complete the project within stipulated timeframe mentioned in the relevant section.
18. The contractor must have/hire the qualified consulting experts on civil works, sculpture certificate holder for manufacturing and design of statues, structural experts, landscape architecture and qualified electrician prior to execution of the project.
19. The quoted rate shall be inclusive of all the admissible taxes applicable at the time bidding.

10.0 Schedule of Time

| Sl no. | Particulars | Date | Time |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------|
| 1 | Submission of the Expression of Interest along with requisite documents for prequalification (as per the Eligibility Criteria) and proof of additional mandatory requirements | On or before 27 th May, 2017 | Up to 1600 hours |
| 2 | Evaluation of the documents for prequalification | 29 th May, 2017 | Up to 1600 hours |
| 3 | Clarification (if any) | 31 st May, 2017 | Up to 1600 hours |
| 4 | Intimation to the qualified bidders or disqualified bidders | Up to 3 rd June, 2017 | Up to 1600 hours |
| 5 | Date & time for purchase of Tender Form after submission of the cost of Tender Form and Bid Security (as per section 7.0 of EOI) | 10 th June, 2017 | Up to 1600 hours |
| 6 | Date & time for Technical Bid (Competitive Presentation of Concept Design) including the submission of Financial Bid | 10 th to 12 th July, 2017 | Up to 1600 hours |
| 7 | Evaluation of the Technical Bid and Financial Bid | 10 th to 13 th June, 2017 | Up to 1600 hours |
| 8 | Declaration of result and selection | 17 th July, 2017 | Up to 1600 hours |

Sd/-

Principal Chief Engineer
Tourism & Civil Aviation department
Paryatan Bhawan, Tadong